

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF MEETING HELD ON
OCTOBER 9, 2006**

The regular meeting of the Washington Borough Planning Board was called to order by Chairman Miller at 8:00 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Mr. Miller read the following statement into the record: "The requirements of the "Open Public Meetings Law", P.L. 1975, Chapter 231, have been satisfied in that adequate notice of this meeting has been published in the Star Gazette and posted on the Bulletin Board of the Borough Hall stating the time, place and purpose of the meeting as required by law." Chairman Miller led the Board in the Pledge of Allegiance.

ROLL CALL:

Present:	Turner, Post, Gleba, VanDeursen, Anthony, Opdyke, Boyle, Miller
Absent:	Sheola
Also Present:	Robert Miller, Board Engineer Stuart Ours, Board Attorney Carl Hintz, Planner

APPROVAL OF MINUTES:

Meeting of September 11, 2006:

No comments on minutes. Therefore, it was moved by Post, seconded by Turner to approve the minutes as written.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Anthony, Opdyke, Boyle, Miller
Ayes: 8; Nays: 0; Abstentions: 0
Motion carried.

RESOLUTIONS:

Stormwater Management Ordinance:

No comments on the ordinance. Therefore, it was moved by VanDeursen, seconded by Turner to approve the ordinance as written and recommend to Council to adopt.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Anthony, Opdyke, Boyle, Miller
Ayes: 8; Nays: 0; Abstentions: 0
Motion carried.

APPLICATION:

Regency at Washington – Final Major Subdivision and Final Site Plan:

Michael Selvaggi represented the applicant. The stormwater management plan was discussed. Copies were provided to Board members and professionals. Draft resolution was received from Attorney Ours. Response with comments was sent to him prior to the meeting. Resolution did not include action to be taken. Attorney Ours stated that he had no problem with changes requested.

Paragraph 11: clarify COAH obligation. To be spelled out : 25% complete/\$35,000 to Borough. Attorney Ours referenced Carl Hintz's review letter. Can be spelled out.

Paragraph 12: conditions section - 24 was referenced but only actually 23 items. Reference to 24 to be eliminated.

Paragraph 8: needs to be clarified – seek reductions to bond as project proceeds as permitted by land use law.

Attorney Ours indicated changes are accepted. Report received from Mr. Hintz. Carl Hintz stated that new requirements from COAH on 10/9/06 report. Flowering tree needed in front and rear yards of units. Attorney Ours stated that language for COAH and trees are in resolution.

10/3/06 report from Robert Miller was discussed. Few minor points to discuss. Requirements by DEP will be discussed between the engineers. Carl Hintz stated that one revision to the landscape plan was needed. Bob Miller stated that the soil erosion is part of the application and approved by the Board. Attorney Ours stated he will included in the resolution. Bob Miller stated that soil conservation requires all plans for soil

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erosion be specifically approved. Attorney Ours stated that outside agency approvals statement covers other approvals.

Review of amendments:

1. major subdivision be included
2. date of approval
3. 10/6/06 and 10/9/06 review letters from Carl Hintz
4. soil erosion statement
5. additional paragraph regarding RFA
6. COAH clarity statement
7. delete reference to #24
8. reduction to bond

Rich Sheola arrived at 8:25 p.m. due to a fundraising matter.

It was moved by VanDeursen, seconded by Turner to approve the site plan and resolution adoption with changes.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Anthony, Opdyke, Sheola, Boyle, Miller
Ayes: 8; Nays: 0; Abstentions: 1(Sheola)
Motion carried.

PNC Bank – Final Site Plan:

Scott Collins represented the applicant. Received review letters from Bob Miller and Carl Hintz. Bob stated that the plans were revised based on the preliminary resolution. Carl Hintz stated that all issues have been addressed. Attorney Ours stated that there were no other outstanding issues. Therefore, it was moved by Turner, seconded by Anthony to approve the final site plan.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Anthony, Opdyke, Sheola, Boyle, Miller
Ayes: 7; Nays: 2(Post,Boyle); Abstentions: 0
Motion carried.

Midtown @ Washington – Amended Preliminary & Final Site Plan:

Alan Lowcher represented the applicant. Carl Hintz stated that no changes made for his review and all issues have satisfied.

Bob Miller's review letter was discussed and letters from utilities will be submitted to the Board.

Chairman Miller discussed the conditions of approval:

- A. items on Carl Hintz's review letter have satisfied
 - B. applicant has met with Borough officials and professionals and issues have been satisfied
 - C. offstreet parking – waiting for contracts from Dick Cushing's office
- (Developers agreement will include these items)
- D. solid waste – will be on parking lot plans from Carl Hintz's office. Carl stated that his office is working on a building to include solid waste/dumpster. Applicant agreed.
 - E. will submit a letter to the attorney
 - F. will meet streetscaping project (Bob Miller needs to coordinate Borough and applicants work)
 - G. COAH obligation – applicant agrees
 - H. Fees – ok
 - I. Request to remain as a condition of approval – DCA. Bob Miller stated that this can be tied in with the CO's.
 - J. Developer's agreement to be drawn up by Dick Cushing's office.
 - K. Agree

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- L. Outside approvals – applicant will get any needed
- M. accept
- N. agree

Peter Cucci, architect, was sworn in. He reviewed the revisions. Façade to stay the same. Changes will be to the side elevation where the archway has been eliminated. There will be an iron gate between the buildings and the common area will be for tenants/businesses.

Therefore, it was moved by Sheola, seconded by VanDeursen to approve the amended preliminary and final site plans.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Anthony, Opdyke, Sheola, Boyle, Miller
Ayes: 9; Nays: 0; Abstentions: 0
Motion carried.

Andrew Turner reminded the Borough Manager to discuss requirements with the Borough Attorney.

Break at 8:51 p.m.

The meeting reconvened at 9:02 p.m. with all members in attendance.

Chairman Miller congratulated the Board for finalizing three major projects.

NEW BUSINESS: None

OLD BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Three members of the public in the audience.

Rich Maguire came forward. He had a garage construction application approved. Pat Boyle stepped down due to a conflict of interest. Discussion on trees required. Applicant wants to use only one type (arbor vite) instead of two different types due to additional costs. He will guarantee that replacements will be planted if any die. Attorney Ours stated that an amended plan will be needed. Bob Miller stated that a letter from Carl Hintz's office stating one species is adequate can be used instead of amending plan. Therefore, it was moved by Opdyke, seconded by Post to grant an amended approval to change buffer species from two to one.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Anthony, Opdyke, Sheola, Boyle, Miller
Ayes: 7; Nays: 0; Abstentions: 2 (Gleba,Boyle)
Motion carried.

Mr. Maguire handed out a letter to Board members. Rich Sheola stated that this issue needed to be discussed in Executive Session. Motion to enter into executive session by Sheola, seconded by Post.

ROLL CALL: Turner, Post, Gleba, VanDeursen,
Anthony, Opdyke, Sheola, Boyle, Miller
Ayes: 9; Nays: 0; Abstentions: 1 (Boyle)
Motion carried.

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Before going into Executive Session:

Pat Post asked the Board for their thoughts on a holiday party. She will check Russo's, Apple Mountain and Hawke Point.

Andrew Turner asked if the Board can dictate the type of plantings. Carl Hintz stated that they can suggest.

Denise Anthony asked if the special meeting on 10/23/06 could start at an earlier time due to the expected crowd. Chairman Miller stated that it could not because it had already been advertised for 8:00 p.m.

COMMUNICATIONS:

Redevelopment committee minutes had not yet been approved.

ADJOURNMENT:

The meeting was adjourned at 10:00 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk